

074.0

0005

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

751,000 / 751,000

USE VALUE:

751,000 / 751,000

ASSESSED:

751,000 / 751,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SAMKO WILLIAM/ETAL
Owner 2: SAMKO MARY KAY
Owner 3:

Street 1: 2 TWIN CIRCLE DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,575 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 2163 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

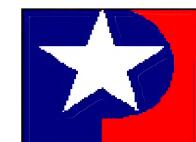
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7575		Sq. Ft.	Site		0	70.	0.85	5									453,077						453,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7575.000	297,900		453,100	751,000		47014
							GIS Ref
							GIS Ref
							Insp Date
							10/11/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	47014
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:01:35
PRINT	
LAST REV	
6225	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	298,000	0	7,575.	453,100	751,100	751,100	Year End Roll	12/18/2019
2019	101	FV	295,300	0	7,575.	459,500	754,800	754,800	Year End Roll	1/3/2019
2018	101	FV	295,300	0	7,575.	343,000	638,300	638,300	Year End Roll	12/20/2017
2017	101	FV	295,300	0	7,575.	310,700	606,000	606,000	Year End Roll	1/3/2017
2016	101	FV	295,300	0	7,575.	297,700	593,000	593,000	Year End	1/4/2016
2015	101	FV	246,200	0	7,575.	252,400	498,600	498,600	Year End Roll	12/11/2014
2014	101	FV	246,200	0	7,575.	239,500	485,700	485,700	Year End Roll	12/16/2013
2013	101	FV	246,200	0	7,575.	227,800	474,000	474,000		12/13/2012

Parcel ID 074.0-0005-0019.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOENIGER CHARLE	24748-377		8/1/1994		262,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	888	Redo Bat	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	345	PATRIOT
4/12/2000	Inspected	276	PATRIOT
11/5/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
12/1/1981		MM	Mary M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 21 - Split Level				Full Bath: 1	Rating: Good			SCITCLE.												
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average															
Foundation: 1 - Concrete				A 3QBth: 1	Rating:															
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good															
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:															
Sec Wall: 8 - Brick Veneer	10 %			OthrFix: 1	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1												
Color: WHITE/RED BRICK				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating: Average															
GENERAL INFORMATION				WSFlue: 1	Rating:															
Grade: C+ - Average (+)				CONDOS INFORMATION																
Year Blt: 1961	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional:				Interior:		1	7	3								
Sec Int Wall:		%		Economic:				Additions:												
Partition: T - Typical				Special:				Kitchen:												
Prim Floors: 3 - Hardwood				Override:				Baths:												
Sec Floors: 4 - Carpet	15 %			Total: 26.4 %				Plumbing:												
Bsmnt Flr: 5 - Lino/Vinyl				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 95.00				Heating:												
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:												
Electric: 3 - Typical				Const Adj.: 0.99129504				COMPARABLE SALES												
Insulation: 2 - Typical				Adj \$ / SQ: 127.134				Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S				Other Features: 98759																
Heat Fuel: 1 - Oil				Grade Factor: 1.10																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC: 100		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 404815																
% Com Wall		% Sprinkled:		Depreciation: 106871					Juris. Factor:		Before Depr:	139.85								
				Depreciated Total: 297944					Special Features: 0		Val/Su Net:	91.10								
									Final Total: 297900		Val/Su SzAd:	217.29								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 074.0-0005-0019.0										IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		AssessPro Patriot Properties, Inc
More: N	Total Yard Items:																	Total:		